



## City of Middletown

DEPARTMENT OF PLANNING, CONSERVATION & DEVELOPMENT

245 deKoven Drive, Middletown, CT 06457

### Narrative Information Sheet

**1. Application Identification:** City of Middletown, 245 Dekoven Drive, Middletown CT, 06457

**2. Funding Requested:**

a. Assessment Grant Type: Community-wide

b. Federal Funds Request:

i. \$300,000

ii. Not requesting a Site-specific Assessment Grant waiver of the 200,000 limit.

c. Hazardous Substance

**3. Location:** City of Middletown, Middlesex County, Connecticut.

**4. Property information for site-specific proposals:** Community-wide

**5. Contacts:**

i) Project Director:

Joseph Samolis  
Director of Planning, Conservation and Development  
City Hall  
245 DeKoven Drive, Room 202  
Middletown, CT 06457  
Phone- (860) 638-4840  
Fax- (860) 638-1940  
[joseph.samolis@middletownct.gov](mailto:joseph.samolis@middletownct.gov)

ii) Chief Executive/Highest Ranking Elected Official:

Daniel Drew, Mayor  
City Hall  
245 DeKoven Drive, Room 210  
Middletown, CT 06457  
Phone- (860) 638-4801  
Fax- (860) 638-1901  
[mayor@middletownct.gov](mailto:mayor@middletownct.gov)

**6. Population:** 46,478

**7. Other Factors:**

Other Factors	Page #
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Community population is 10,000 or less.	Does not apply
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	Does not apply
The priority brownfield sites(s) is impacted by mine-scare land.	Does not apply
The priority sites area adjacent to a body of water (i.e. the border of the priority sites is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them.	2
The priority sites are in a federally designated flood plain.	2
The redevelopment of the priority sites will facilitate renewable energy from wind, solar, or geothermal energy, or any energy efficiency improvement projects.	3 & 4
30% of more of the overall project budget would be spent on eligible reuse planning activities for priority brownfield sites within the target area.	8

8. **Letter from the State or Tribal Environmental Authority:** See attached letter from the Connecticut Department of Energy and Environmental Protection.

January 24, 2019

Mr. Joseph Samolis  
Director of Planning  
City of Middletown  
245 DeKoven Dr., Room 208  
Middletown, CT 06457

Re: State Acknowledgement Letter for EPA Brownfields Assessment Grant for FY 19

Dear Mr. Samolis:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the City of Middletown intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Assessment Grant for Federal Fiscal Year 2019. The City of Middletown plans to use the grant funding to conduct assessment activities at various properties contaminated with hazardous substances.

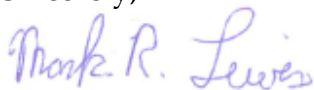
If petroleum assessment grant funds are awarded by EPA, DEEP or EPA must determine the eligibility of each petroleum site before any site specific assessment activity is undertaken using the petroleum assessment grant funds.

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on our web site at

[http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav\\_GID=1626](http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav_GID=1626).

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at [mark.lewis@ct.gov](mailto:mark.lewis@ct.gov). Good luck with your application.

Sincerely,



Mark R. Lewis  
Brownfields Coordinator  
Office of Constituent Affairs & Land Management

C: Ms. Dorrie Paar, EPA (via e- mail)

## Narrative Responses to Ranking Criteria

### 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION (30 points)

#### a. Target Area and Brownfields

##### i. Background and Description of Target Area

The City of Middletown (Middlesex County), Connecticut is located along the western bank of the Connecticut River and occupies 42.3 square miles. We have a long history as a busy sailing port and industrial center through the 1800s and 1900s. Historically, our Riverfront (Target Area) was the City's most vital resource for economic and community development. This dynamic changed between 1950 and 1990 as our Riverfront became blighted with abandoned Brownfields, the City's Wastewater Treatment Facility was built on the Riverfront, and state highway Route 9 was constructed between our Riverfront and Downtown. Currently our Riverfront is contaminated, segregated, and blighted. Disinvestment has permeated the adjacent neighborhoods which have evolved into some of the lowest income, poverty stricken, and crime ridden areas in our City. For these reasons we have selected our Riverfront as the "Target Area" for this grant application. The Target Area includes Census Tracts 5416, 5417, and 6802 and extends from the Arrigoni Bridge (north end) to Silver Street (south end). It includes properties adjacent to the 1.5 mile stretch of Riverfront along the Connecticut River with many Brownfields surrounded by low-income residential neighborhoods. At the southern end of the Target Area (within Census Tract 6802) is the State of Connecticut Valley Hospital for Mental Health and Addiction Services.

##### ii. Description of the Priority Brownfield Sites

In 2010 an inventory of potential Brownfield sites was completed for the Target Area which identified 20 Brownfields occupying 30 acres of land. Examples include:

Harbor Drive Lots 3 & 4: This 2.5-acre site with 760 feet of Riverfront was historically used for coal and petroleum shipping and storage as well as a ready-mix concrete manufacturing and distribution. The City obtained ownership of Lot 3 in 1970 and constructed a boathouse for the high school and community rowing programs. A second boathouse was added by Wesleyan University in the 1980s. The City obtained Lot 4 in 1990 and converted it to open space referred to as Columbus Point. We have conducted assessment activities and identified petroleum impacted soils, but the most significant issue is the wide spread fill material containing PAHs and lead.

44 River Road - Peterson Oil Property: This 2.9-acre property with 350 feet of Riverfront was formerly owned by the WM R. Peterson Oil Company Inc. and transferred to the City of Middletown in 1999. It is bounded to the north by Sumner Brook followed by Lots 3 & 4 (described above), and to the south by the City's Waste Water Treatment Facility (described below). Phase I, II and III Environmental Site Assessments were conducted for this property using one of the first EPA Pilot Grants in 1995. Contaminated fill material extends throughout this property. In early 2000's the City funded a limited remediation/removal effort for this property due to petroleum, VOCs, and asbestos containing soils. Groundwater beneath this property is contaminated with petroleum products and heavy metals. The western portion of this property

is currently used by the City for emergency snow storage and the eastern portion is used by the City's Public Safety Marine Unit for access to the Connecticut River.

River Road - City Wastewater Treatment Facility (WWTF): This 5-acre property with 950 feet of Riverfront has been owned by the City since at least 1940 when this facility was constructed at the bend of the Connecticut River. The facility has several USTs, three large settling pools and discharges directly to the Connecticut River. Hazardous building materials such as PCB, lead and asbestos containing materials have been identified in association with structures. Noxious odors from the WWTF were a constant problem for the adjacent residential neighborhoods leading to a significant decline in property values. This facility is in the process of being decommissioned. This property is entirely in the flood plain and portions are in the floodway.

15 Walnut Street - OMO Manufacturing: This 6.67-acre privately-owned property is directly across from the City's WWTF (described above) along the south side of River Road. This property has direct access to the Valley Railroad line, contains 45,000 square foot historic brick mill-type building, and a 22,000 square foot masonry warehouse-type building. This property had extensive industrial manufacturing use from 1800s to 1970s during which time waste paints, oils, and solvents were disposed on-site. The current owner purchased the property at auction in 1997. This property is a CERCLA site and was the subject of an EPA Removal Action (2012 to 2013). The City paid a \$2.8M settlement to the EPA for their ownership role of a 2.0-acre portion of the property from 1935 to 1957 that was used as a landfill. The EPA removal action addressed contamination (PCBs, SVOCs, metals) in surface soils to eliminate direct exposure threats. Currently portions of this property are used as a construction yard, auto repair facility, and other trade-type uses.

225 River Road - Jackson Corrugated: This 7.7-acre privately-owned property has the best views of the Connecticut River with 700 feet of frontage along River Road. This property is elevated above the flood plain and is suitable for a large mixed-use development. This property also has a long history of industrial manufacturing from 1800s to 1990s. Preliminary assessment activities have identified releases of petroleum, solvents, and metals in soils. The abandoned on-site warehouse building has become a haven for drug use and trespassers.

The examples provided above are Target Area Brownfield sites that are abandoned or underutilized and connected through; location (contiguous), infrastructure (River Road and waterfront), and environmental conditions (contaminated and in the federally designated flood plain with the exception of 225 River Road). The City is not aware of any known ongoing or anticipated environmental enforcement or other actions related to these sites and believe they would be eligible for assessment and planning activities under this requested EPA Brownfield Grant. However, we understand that Site-Specific Eligibility Determinations will need to be completed for each property if awarded this requested grant.

## **b. Revitalization of the Target Area**

### **i. Redevelopment Strategy and Alignment with Revitalization Plans**

The City has been strategically land-banking properties along the Riverfront that have low potential for beneficial private development but are suitable for public use. The City's redevelopment strategy is to allow for creation of attractive, vibrant public spaces along the Riverfront that will encourage private investment in the remaining Target Area. On March 6,

2013 the Middletown Riverfront Redevelopment Commission was formed and Project for Public Spaces (PPS), an international waterfront and urban planning firm, completed a detailed report “Placemaking Plan for the Middletown Riverfront” dated January 2014. The Plan is based on community input and a shared vision for redevelopment described as a “string of pearls” represented by public space venues connected by a 1.5-mile riverfront trail. The Plan was adopted and approved by the Commission on June 3, 2014. The string of pearls highlighted in the Plan includes the following Target Area Brownfield sites:

Harbor Drive Lots 3 & 4: Location of a new Community Boathouse.

44 River Road - Peterson Oil Property: Creation of an outdoor amphitheater “Great Lawn” for outdoor performance and gathering space with flexible, minimal infrastructure. The location of this property is perfect for viewing the Regattas that occur on the river throughout rowing season.

River Road - City Wastewater Treatment Facility (WWTF): Creation of a public water park “Water Works” by retro-fitting existing infrastructure to create swimming pools, splash pads, and other water related recreational facilities.

15 Walnut Street - OMO Manufacturing: Possible location for parking to support Riverfront activities. This property also has direct access to Valley Railroad and could serve to increase tourism by extending the historic Essex Steam Train route to Middletown.

225 River Road - Jackson Corrugated: Slated for private investment and redevelopment with residential or mixed-uses.

The redevelopment project also includes use of renewable energy and energy efficiency measures such as solar LED lighting, use of geothermal wells for heating and cooling, and the potential for small-scale wind to energy opportunities.

Although current zoning allows for the proposed redevelopment, the City is also evaluating the potential for adopting a floating zone for the Target Area which could serve to replace the existing zoning in instances where a specific proposal for new development would provide significant economic and community benefits to the Target Area. The City is also considering establishment of a TIF district to encourage private investment in the Target Area. It is the City’s intent to expedite the process for private development plans that align with our redevelopment strategy.

## **ii. Outcomes and Benefits of Redevelopment Strategy**

Our redevelopment strategy was designed to address the needs and desires of the community while taking into account the overall viability and economic impact of redevelopment, and the long-term stewardship of our most important asset, the Connecticut River. Major outcomes and resulting benefits include:

Community Participation: Benefits of community participation include having an informed public, ensuring the community’s vision for redevelopment of the Riverfront and Target Area remains clear, the ability to identify and address environmental justice issues, and fostering a sense of community pride when redevelopment goals are achieved.

Cleanup of Brownfields: Benefits include minimizing the potential for health-related issues by preventing human exposures to contamination, reducing crime by improving visibility and safety, and increased property values for the Target Area.

Creation of Greenspace: Benefits include increased outdoor recreation opportunities that will promote the health and well being of residents and visitors. Visitors also represent tourism dollars being spent in our City. The redevelopment coupled with the vibrancy of our Downtown will strengthen Middletown's reputation as a "destination place" for recreation and entertainment. Various environmental education programs can be incorporated to promote preservation of the Connecticut River and its ecosystem.

Infrastructure Improvements: Benefits include increased use of the Riverfront and the potential to provide alternative forms of transportation via boat and rail with direct access from the Target Area. Improvements to coastal infrastructure will mitigate flooding which may reduce flood hazard insurance premiums, but at a minimum will serve to protect property and existing infrastructure from flood damage. The use of renewable energy sources such as solar, geothermal, and possibly wind will provide long-term financial and environmental benefits.

Private investment: Once the Brownfields are cleaned up and the Riverfront is redeveloped, private investment will come to the Target Area as well as other areas of our City. New business will evolve based on tourism, recreation, and entertainment. Amenities and services will be offered to compliment the redevelopment. The benefits from private investment will include not only employment opportunities, and increased revenue from tourism and taxes, but will also serve to revitalize the Target Area and restore neighborhood pride.

### **c. Strategy for Leveraging Resources**

#### **i. Resources Needed for Site Reuse**

We have completed the necessary land acquisitions for redevelopment of our Riverfront using local funding. We have also funded the initial planning, as well as some assessment and remediation activities for Brownfields in the Target Area. Local funds currently appropriated for the redevelopment of Brownfield sites include \$60M as part of the Waste Water Treatment Facility decommissioning, and a \$2.6M state grant for partial remediation of Harbor Drive Lots 3 & 4. Also, the Connecticut Department of Transportation is funding the construction of a pedestrian boulevard over Route 9 and highway improvements to support this redevelopment project.

The City needs to keep Brownfield momentum going in the Target Area. Once assessment and planning activities have been completed (using these requested EPA Grant funds) we anticipate receiving a Brownfield Remediation Grant from the state to continue our efforts. The state has been a continued partner in supporting this project. The City will likely use bond appropriations for construction of the Community Boathouse, Water Works Park and the Great Lawn outdoor amphitheater. We will be applying for the new federal BUILD grant and Connecticut Trails Program funding in 2019 for planning, engineering, and construction of the 1.5-mile Riverfront trail. Other funding opportunities we will be pursuing in 2019 and 2020 include the CT Clean Water Fund, FEMA Flood Mitigation Grant, and funding through the Connecticut Institute for Resilience and Climate Adaption for river bank and flood plain improvements for the project. We will also be taking advantage of other state and federal grants, programs, and incentives for this

project including but not limited to: historic and energy efficiency tax credits and programs, greenway and habitat restoration grants, boating and waterfront infrastructure grants, and tourism grants. The City also expects to generate revenue from redevelopment through public donations, various program fees, and rental income which will be used to further redevelopment efforts in the Target Area.

**ii. Use of Existing Infrastructure**

The use of existing infrastructure is extensive in our redevelopment plan and includes not only the riverfront, adjacent roadways, and highway (Route 9), it also incorporates the City's existing Harbor Park (public greenway), parking facilities, and riverfront boardwalk at the north end of the Target Area. Located at Harbor Park is the Canoe Club, a landmark restaurant that is operated on City owned land adjacent to Lots 3 & 4. The new Community Boathouse will also use the existing boating infrastructure (ramps and docks) located on Lots 3 & 4. Other existing infrastructure that will be incorporated into the project include municipal sewer and water lines, security camera network, and wireless internet. Furthermore, the Lady Kathrine Cruises docks at Harbor Park and the Valley Railroad line has direct access from the Target Area. There is potential to use this existing infrastructure in the future to support tourism and alternate forms of transportation.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (20 points)**

**a. Community Need**

**i. The Community's Need for Funding**

According to Middletown's 2015 Census data, demographics of the Target Area include; 30 to 40% minority populations, a median household income of \$20,000 to 40,000, with 25-35% of the population living below poverty rate, and 40-50% of children in these neighborhoods are living in poverty. There are over 4000 units of housing in the Target Area with only 110 of those units being owner occupied. Property values in the Target Area are the lowest in the City. There is no private investment coming into the Target Area. Brownfields are perpetuating these conditions. The City invests as much as it can to move Brownfield redevelopment along, but we need support. In addition to the \$60M bonded for the Wastewater Treatment Facility decommissioning, the City had to recently bond \$83M for construction of a new Middle School. Furthermore, Middletown is home to all of the social services for Middlesex County which weighs heavily on our annual budgets.

**ii. Threats to Sensitive Populations**

**(1) Health or Welfare of Sensitive Populations**

There is currently a small but every growing and rotating population of homeless individuals who frequent the Riverfront and Target Area Brownfields. There are also daily incidents of trespassing, by vagrants, surrounding neighborhood kids, and people trying to access the river to fish. These individuals are likely exposed to the contamination on Brownfield sites. There has been a significant increase in crime rates in the Target Area over the past 5 years mostly related to drug use and robberies. There has also been an increase in vandalism and illegal dumping at Brownfield sites adding to blight and safety issues. Another concern is the fact that our municipal



drinking water is provided by wells located in the Connecticut River at the south end of the Target Area.

## **(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions**

According to Middlesex Hospital's Community Health Needs Assessment (CHNA) dated 2016, Middlesex County has a higher incidence of skin, breast, lung, and colon cancer as well as a higher incident of drug overdoses than the rest of the state and US. The CHNA cited the top health related issues in Middlesex County were mental health and substance abuse and that socio-economic status (i.e. poverty) was the number one factor in determining an individual's health outcome. The CHNA also cited Middletown teen births (ages 15 to 17) were three to four times higher than surrounding communities, and that 18.8 percent of Middletown students have asthma. According to a 2014 report entitled, "Opportunity Knocks for Middletown's Young Children Preschool BMI Assessment" 30% of our young children are obese. There were no available health statistics specific to the Target Area residents, but they are likely similar in nature to those cited above.

## **(3) Economically Impoverished/Disproportionately Impacted Populations**

As demonstrated in previous sections, Target Area residents are living in poverty and have been disproportionately impacted by the daily presence of our Wastewater Treatment Facility. They are physical segregation from the rest of the City by the highway and suffer from disinvestment perpetuated by blighted Brownfields in their neighborhood. The proposed redevelopment project will transform this destitute area into some of the most valuable and desired waterfront property in the City.

### **b. Community Engagement**

#### **i. Community Involvement**

##### **List of Project Partners:**

<b>Partner Name</b>	<b>Point of Contact (name, email, and phone)</b>	<b>Specific role in the project</b>
Middletown Riverfront Commission	Gerald Daley – Chairman <a href="mailto:Gerald.Daley@MiddletownCT.gov">Gerald.Daley@MiddletownCT.gov</a> (860) 347-9315	Community outreach and reuse planning for the project
Lower Connecticut River Valley Council of Governments	Sam Gold – Director <a href="mailto:S.Gold@RiverCog.org">S.Gold@RiverCog.org</a> (860) 581-8554	Technical support with planning and assessment activities
Middlesex Chamber of Commerce	Larry McHugh – President <a href="mailto:Larry@Middlesexchamber.com">Larry@Middlesexchamber.com</a> (860) 347-6924	Support with economic development
Connecticut River Conservancy	Alicea Charamut – River Steward <a href="mailto:Acharamut@ctriver.org">Acharamut@ctriver.org</a> (860) 704-0057	Support with outreach, education, and coastal resiliency planning
Jonah Center for Earth and Art	John Hall – Director <a href="mailto:jhall@thejonahcenter.org">jhall@thejonahcenter.org</a> (860) 398-3771	Support with outreach, education, and reuse planning

Middletown Downton Business District	Jennifer Alexander – Board Member <a href="mailto:Jalexander01@snet.net">Jalexander01@snet.net</a> (860) 347-0495	Support with economic and community development
RLO Properties	JR Marino: 50 Walnut St owner <a href="mailto:jayatamerican@aol.com">jayatamerican@aol.com</a> (860) 346-1141	Potential cooperative owner of a Brownfield site
Old Turkey Hill, LLC	Martin Smith: 225 River Rd owner <a href="mailto:msmith@waterhousedevlopment.com">msmith@waterhousedevlopment.com</a> (860) 575-0552	Potential cooperative owner of a Brownfield site
Connecticut Department of Economic and Community Development	Binu Chandy – Deputy Director for Office of Brownfields <a href="mailto:Binu.chandy@ct.gov">Binu.chandy@ct.gov</a> (860) 500-2454	Technical support with redevelopment of Brownfields and potential future funding
St Vincent dePaul – Operates the local food pantry and soup kitchen	Ron Krom – Director <a href="mailto:ron@svdmiddletown.org">ron@svdmiddletown.org</a> (860) 344-0097	Community Outreach to the homeless and sensitive populations

## ii. **Incorporating Community Input**

We will use monthly meetings held by the City's Middletown Riverfront Commission, Economic Development Commission and the Public Works and Facilities Commission to keep the public informed and solicit input. Meetings occur at City Hall which is within walking distance to Target Area residents. We will send out mailers specific to the neighborhoods and advertise all meetings on the City's website, Riverfront Facebook page, and community access channel. Public input obtained will be recorded in meeting minutes. We will work with the community to address concerns they may have during the project.

## 3. **TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (35 points)**

### a. **Description of Tasks and Activities**

Grant funds will be used to update the 2010 inventory of Brownfield sites in the Target Area, prioritize sites, conduct assessment activities, and develop remedial cost estimates. A portion of the funds will be used to evaluate the extent of flood plain mitigation that might be necessary to facilitate redevelopment of Brownfields. Funds will also be used for Community Outreach, travel to the National EPA Brownfield Conference, and grant administration.

### b. **Cost Estimates and Outputs**

Budget Categories		Project Tasks				
Direct Costs		Inventory & Prioritization	Assessment	Reuse Planning	Outreach and Administration	Total
	Personnel					
	Fringe Benefits					
	Travel				\$2,800	\$2,800
	Equipment					

	Supplies				\$200	\$200
	Contractual	\$10,000	\$184,000	\$93,000	\$10,000	\$297,000
	Other					
Total Direct Costs		\$10,000	\$184,000	\$93,000	\$13,000	\$300,000
Indirect Costs						
<b>Total Budget</b>		\$10,000	\$184,000	\$93,000	\$13,000	\$300,000

#### Inventory & Prioritization:

Estimated 3 weeks for consultant to complete inventory for Target Area and two public meetings to prioritize sites for assessment activities. Total 100 hours at average rate of \$100 per hour = \$10,000 Deliverables will be mapping of inventoried sites and a written summary of how sites were prioritized/selected for assessment activities.

#### Assessment (includes reports for each investigation):

Phase I ESA for 4 properties at a cost of \$3,500 = \$14,000

Phase II ESA for 4 properties at a cost of \$25,000 = \$100,000

Phase III ESA for 2 properties at a cost of \$35,000 = \$70,000

#### Reuse Planning (includes reports for planning activities):

Remedial scenarios and cost estimates for 2 properties = \$20,000

Site Specific reuse plans and cost estimates for redevelopment 2 properties = \$43,000

Flood Mitigation Evaluation for the Target Area = \$30,000

#### Outreach and Administration:

Travel – Attend the upcoming EPA Conference = \$2,800 for airfare and hotel for two people

Supplies – \$200 for the production and mailing of notices to Target Area residents (~200 notices)

Contractual – Consultant time for supporting community outreach (2 hours per month), attending 8 public meetings (2 hours each), and support with quarterly reporting (2 hours each quarter). Estimated 100 hours @ \$100 per hour.

*\*City personnel will be providing in-kind services for project tasks including but not limited to community outreach, grant administration, and procurement.*

*\*Based on estimates, approximately 60% of grant will be used for assessment activities, 5% for outreach and administration, and 35% for reuse planning (which includes inventory and prioritization of Brownfield sites).*

### **c. Measuring Environmental Results**

Environmental results will be measured based on achieving schedule, budget, and workplan milestones. At the onset of the project, a schedule will be established and adjusted monthly if necessary. Financial expenditures will be tracked monthly and reported quarterly to EPA. Any deficiencies in achieving the project schedule or anticipated expenditures will be reported to EPA and measures will be implemented to expedite the schedule or amend the budget based on project goals. The outputs/outcomes of the project will be tracked and reported in ACRES such as assessments completed, acres of Brownfields assessed, amount of greenspace created, jobs created, and additional funds leveraged (public and private).

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (15 points)**

##### **a. Programmatic Capability**

###### **i. Organizational Structure**

This requested EPA Grant will be managed by the City's Planning, Conservation, and Development Office (PCD). The following staff will be involved in managing the grant.

###### **Joseph J. Samolis – Director of PCD**

Mr. Samolis has been with the City of Middletown since 2011. He has successfully managed several state and federal grants for Brownfield projects including Remington Rand, Steve's Gas Station, Midstate Autobody, MetroSquare, and more recently the Newfield Street Corridor. He will be responsible for oversight of grant and successful execution of this project. He will be supported by his staff identified below.

###### **Mark DeVoe – Planner**

Mr. DeVoe is a certified professional planner with over 25 years of experience. He has taken the lead on several brownfield redevelopment projects. His specialty is land use policy, environmental planning and community planning. Mr. DeVoe will be responsible for supporting planning aspects for the project including but not limited to land use, policy, and community involvement.

###### **Tom Marano – Economic Development Specialist**

Mr. Marano has over 19 years of experience as a Certified Economic Developer working with community members and small businesses. Mr. Marano serves as a liaison to developers looking for redevelopment opportunities. He has been a critical element in helping to determine the market demand for certain brownfields and their redevelopment potential.

###### **Lynda MacPherson – Community Development Specialist**

Mrs. MacPherson has managed financial aspects and supported outreach efforts with the City's state and federal grants for over 10 years. She is a member of the Citizens Advisory Board. Mrs. MacPherson will be responsible for tracking expenditures, financial reporting, reimbursement requests, and grant closures. She will also be responsible for supporting the City's community outreach efforts for this project.

###### **Christine Raczka – Environmental Specialist**

Ms. Raczka has a master's degree in Coastal Marine and Wetland Studies. Her experience includes Brownfield site assessments, environmental grant management, and education as well as outreach with community groups. Ms. Raczka will be supporting this project with consultant coordination and oversight, outreach efforts, and educational opportunities.

###### **ii. Acquiring Additional Resources**

The City's legal staff will support development of access agreements for privately owned properties. We also have the ability to draw on the resources of our many project partners (if necessary).

##### **b. Past Performance and Accomplishments**

**i. Currently Has or Previously Received an EPA Brownfield Grant**

The City does not currently have an EPA Brownfield Grant, but has a successful track record for implementing previous EPA Brownfield Grants identified below:

**(1) Accomplishments**

- EPA Brownfields Pilot Assessment Grant (1995): Completed Phase I site assessments for over 100 properties (6 City blocks) associated with the City's Riverfront Revitalization Project and Phase II site assessments for 14 of those properties. The work was completed over a four-month time-frame. Some of the assessed areas have been successfully redeveloped into a 96-unit affordable housing complex and a training facility for the City's Emergency Services Departments.
- EPA Brownfields Cleanup Grant: Combined with state Brownfield and energy efficiency grants, this property was cleaned up and converted into a small business incubator that has created over 135 new jobs and generates \$60,000 annually from rental income.
- EPA Brownfields Assessment Grant (2009): This grant funded our 2010 City-wide Brownfields Inventory and Planning Study for targeted Brownfields in the north end, south end, and downtown as well as assessment of 12 properties in the Downtown and Riverfront. Three of these sites have been put back to productive reuse.
- EPA Brownfields Cleanup Grant (2011): funded the cleanup of the former Midstate Autobody. This property has been redeveloped for parking associated with the new \$10.5M Community Health Center.

**(2) Compliance with Grant Requirements**

The City has been compliant with grant requirements on their previous EPA grants with a few exceptions. There were a couple delays in submitting Quarterly Progress Reports and updates to the ACRES database due to staffing changes in the Finance and PCD Department. However, the City and/or City's consultant was in constant communication with the EPA Project Manager providing regularly email updates on the status of staff replacement and submittals. The City obtained a 1-year grant extension on a 2009 EPA Assessment Grant and a 2012 Cleanup Grant, but all work was completed, and these grants were closed.

**ii. Has Not Received an EPA Brownfield Grant but has Received Other Federal or Non-Federal Assistance Agreements**

Not applicable.

**(1) Purpose and Accomplishments**

**(2) Compliance with Grant Requirements**

**iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements**

Not applicable.

## **Threshold Criteria Response**

### **1. Applicant Eligibility**

The City of Middletown is a General Purpose Unit of Local Government as defined under 2 CFR § 200.64.

### **2. Community Involvement**

The City of Middletown has had extensive community participation with this project. Over 500 residents participated in the six-month reuse planning study for the Target Area completed by People for Public Spaces.

The Middletown Riverfront Redevelopment Commission (formed 2013) and Community Boathouse Building Committee (formed 2016) have been heavily involved in the planning and implementation of redevelopment. These organizations are comprised of individuals covering a wide range of demographics including residents from the Target Area, Rowing/Boating enthusiasts, and members of the following local organizations: Downtown Business District, Citizen's Advisory Committee, 21<sup>st</sup> Century Parks Committee, Complete Streets Committee, Public Works Commission, Clean Energy Task Force, and Concerning People with Disabilities Committee. The network and diversity of individuals that have been actively participating in this project is continually growing. Other organizations that have shown interest in the project include the Jonah Center for Earth and Art, Environmental Collective Impact Network (ECOIN), Middletown Garden Club, and the Conway School of Landscape Design who worked to develop a natural but functional landscape design for the riverfront. We will use these existing organizations as well as our other project partners to keep the public informed on the project. We propose to use monthly meetings held by the City's Middletown Riverfront Commission, Economic Development Commission and the Public Works and Facilities Commission to complete the following specific outreach during project tasks:

Inventory and Prioritization – inform the public of the process, solicit input on which sites should be included in inventory and which sites should be prioritized based on need and redevelopment potential. Anticipate 3 meetings (Oct-Dec 2019).

Assessment – provide updates and findings. Our local health department working in collaboration with the Connecticut Departments of Public Health and Environmental Protection will directly address any public concerns for potential exposures. Anticipated periodic meetings as assessments are completed (Jan – Dec 2020).

Reuse Planning – solicit input to prioritize sites for cleanup. Provide potential remedial scenarios and reuse plans with cost estimates. Obtain consensus for moving forward with a preferred plan for remediation and redevelopment. Anticipated 8-10 meetings (monthly Jan-Oct 2021).

We will also involve our project partners identified in our Narrative Ranking Criteria Responses in these meetings. Their involvement will assist in determining redevelopment potential, community and economic development opportunities, and planning for flood mitigation and

coastal resiliency. Meetings will occur at City Hall which is within walking distance to Target Area residents. We will send out mailers to the Target Area neighborhoods and advertise all meetings on the City's website, Riverfront Facebook page, and community access channel. Public input obtained during meetings will be recorded in meeting minutes and made available on our City website along with documents created for the project (i.e. reports, concept plans, and online surveys). One of the outcomes anticipated with the grant is a significant increase in community participation. Our goal is to increase involvement to at least 1,000 residents as we track participation throughout this project.

### **3. Expenditure of Assessment Grant Funds**

The City of Middletown does not currently have an active EPA Grant.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/31/2019

4. Applicant Identifier:

City of Middletown

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Middletown

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

06-6001872

\* c. Organizational DUNS:

6230982090000

d. Address:

\* Street1:

245 DeKoven Drive

Street2:

\* City:

Middletown

County/Parish:

\* State:

CT: Connecticut

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

06457-1300

e. Organizational Unit:

Department Name:

Planning, Conservation and Dev

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Joseph

Middle Name:

Jeremy

\* Last Name:

Samolis

Suffix:

Title:

Director of Planning Con

Organizational Affiliation:

\* Telephone Number:

(860) 638-4840

Fax Number:

\* Email:

Joseph.Samolis@middletownct.gov



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

City of Middletown Brownfields Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

3rd

\* b. Program/Project

3rd

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

10/01/2019

\* b. End Date:

09/30/2022

**18. Estimated Funding (\$):**

* a. Federal	300,000.00
* b. Applicant	60,000,000.00
* c. State	2,600,000.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	62,900,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on 01/24/2019 .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: Mr. \* First Name: Daniel

Middle Name: T.

\* Last Name: Drew

Suffix:

\* Title: Mayor

\* Telephone Number: 860-638-4801

Fax Number:

\* Email: mayor@MiddletownCT.gov

\* Signature of Authorized Representative: Susan Nesco

\* Date Signed: 01/31/2019